

In re:
Keith M. Scriven
Debtor

Case No. 22-11818-amc
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Mar 24, 2023

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 26, 2023:

Recip ID	Recipient Name and Address
db	+ Keith M. Scriven, 1007 North 6th Street, Philadelphia, PA 19123-1406

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 26, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 24, 2023 at the address(es) listed below:

Name	Email Address
ADAM BRADLEY HALL	on behalf of Creditor Ajax Mortgage Loan Trust 2021-D amps@manleydeas.com
ANDREW L. SPIVACK	on behalf of Creditor Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust 2006-1, Mor andrew.spivack@brockandscott.com, wbecf@brockandscott.com
BRAD KUBISIAK	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue bkubisiak@attorneygeneral.gov
BRIAN CRAIG NICHOLAS	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOM bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
DENISE ELIZABETH CARLON	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE

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TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF
THE CWHEQ INC., CWHEQ REVOLVING HOM bkgroup@kmlawgroup.com

GEORGE M. CONWAY

on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov

LAUREN MOYER

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Lodge
Series III Trust lmoyer@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust 2006-1,
Mor wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MATTHEW K. FISSEL

on behalf of Creditor Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust 2006-1,
Mor wbecf@brockandscott.com, matthew.fissel@brockandscott.com

MEGAN N. HARPER

on behalf of Creditor City of Philadelphia megan.harper@phila.gov Edelyne.Jean-Baptiste@Phila.gov

RONALD G. MCNEIL, Esquire

on behalf of Debtor Keith M. Scriven r.meneil1@verizon.net

Richard E Furtek

rfurtek@furtekassociates.com cref11@trustesolutions.net

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 13

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: :
: Case No.: 22-11818
Keith M. Scriven DBA Hanlan : Chapter 11
Midgette Scriven, LLC, DBA Hanlan : Judge Ashely M. Chan
Midgette Scriven, LP, DBA Scriven, : * * * * *
Inc. :

Debtor(s)

Ajax Mortgage Loan Trust 2021-D, : Date and Time of Hearing
Mortgage-Backed Securities, Series : Place of Hearing
2021-D, by U.S. Bank National :
Association, as Indenture Trustee :

Movant,

vs

: U.S. Bankruptcy Court
: 900 Market Street, Suite 400, Courtroom #4
: Philadelphia, PA, 19107

Keith M. Scriven DBA Hanlan
Midgette Scriven, LLC, DBA Hanlan
Midgette Scriven, LP, DBA Scriven,
Inc.
Richard E Furtek

Respondents.

**AMENDED ORDER OF COURT GRANTING RELIEF FROM STAY IN REM
PURSUANT TO 11 USC § 362(d)(4)**

AND NOW, this 24th day of March, 2023, pursuant to Paragraph 9a of the Stipulation of Creditor Ajax Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee ("Creditor") for Settlement of Motion to Extend Automatic Stay filed with this Court on August 11, 2022 at Docket No. 43 and entered by this Court on August 22, 2022 at Docket No. 43, and, being that the instant case was dismissed on ----- day of -----, 20-----, it is hereby **ORDERED**, that the Automatic Stay be and hereby is terminated as it affects the interest of Creditor, it's successors and assigns, in and to the property located at 1007 North 6th Street, Philadelphia, PA 19123 ("Property") and more particularly described in the Mortgage, recorded November 30, 2005, at Instrument Number 51326222.

It is further **ORDERED**, that the automatic stay shall not apply to the Property for a period of two years from the date of this order pursuant to 11 USC §362(d)(4). Any Sheriff that is presented with a bankruptcy petition filed within the two-year period by Keith M. Scriven DBA Hanlan Midgette Scriven, LLC, DBA Hanlan Midgette Scriven, LP, DBA Scriven, Inc. or any other person claiming an interest in the Property, may disregard the petition and proceed with the sale of the Property.

It is further **ORDERED**, that the fourteen (14) day stay of the order imposed by Bankruptcy Rule 4001(a)(3) is waived. Any Federal, State, or local governmental unit that accepts notices of interests or liens on real property shall accept any certified copy of this Order for indexing and recording. Creditor may record this Order immediately, regardless of any subsequent bankruptcy petition filed by Debtor.

BY THE COURT



ASHELY M. CHAN, JUDGE
UNITED STATES BANKRUPTCY COURT

CC:

Adam B. Hall, Attorney for Creditor, Manley Deas Kochalski LLC, P.O. Box 165028,
Columbus, OH 43216-5028 (notified by ecf)

Office of U.S. Trustee, Party of Interest, (Registered address)@usdoj.gov (notified by ecf)

Richard E Furtek, Chapter 11 Trustee, 101 Lindenwood Dr. Suite 225, Malvern, PA 19355,
Rfurtek@furtekassociates.com (notified by ecf)

Ronald G. McNeil, Attorney for Debtor, 1333 Race Street, Philadelphia, PA 19107-1585,
r.mcneill@verizon.net (notified by ecf)

Keith M. Scriven DBA Hanlan Midgett Scriven, LLC, DBA Hanlan Midgett Scriven, LP,
DBA Scriven, Inc., Debtor, 1007 North 6th Street, Philadelphia, PA 19123 (notified by
regular US Mail)